



**PROPERTY STANDARDS BOARD
CITY OF GARLAND TEXAS**

The Property Standards Board of the City of Garland, Texas convened in regular session at 7:00 P.M. on November 12, 2015 with the below listed members present.

PRESENT:

Chairman:	David Perry
Vice Chair:	Douglas Williams
At Large:	Albert Kraft
Board Member:	Nicholas Oliver
Board Member:	Rodney Blount
Board Member:	Michael Francis

ABSENT	Board Member:	Noelia Garcia
--------	---------------	---------------

STAFF PRESENT:	Managing Director:	Richard Briley
	Director:	Steve Killen
	Neighborhood Stds Mgr:	Rick Barker
	Housing Standards Mgr:	Rio Orticio
	Commercial Standards Mgr:	Oswaldo Rodriguez
	Neighborhood Stds Supv:	Shawn Weinstein
	Housing Standards Supv:	Lance Polster
	Recording Secretary:	Lily Gama
	Assistant Secretary:	Cammy Spigelmyer
	Senior Assistant Attorney:	Kurt Banowsky

CALL MEETING TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairman David Perry. Douglas Williams gave the invocation and Rodney Blount led the pledge to the flag.

1. MINUTES: Approval of minutes of the July 16, 2015, Regular Meeting approved as submitted. Five (5) Ayes, 0 Nays, 1 Abstention.
2. OATH: Chairman David Perry administered the Oath to those who were to present testimony at this meeting.
3. NEW BUSINESS: Sub-Standard Structures. Mr. Perry changed the order of cases to be heard.

Rick Barker presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation: "That all structures be repaired, all nuisance violations removed, and fence repaired by January 12, 2016, according to the city code of ordinances and a final inspection conducted. If all structures are not repaired, all nuisance violations not removed, and fences not repaired by January 12, 2016, according to the city code of ordinances and a final inspection conducted, civil penalties in the amount of \$50 per day begin on January 13, 2016, and continue until all structures are repaired, all nuisance violations are removed, and fence repaired and a final inspection conducted."

Rick Barker presented testimony to the Board regarding the condition of the property and answered questions from the Board.

The Board was presented with a site map and photographs of the property and the current condition.

Speakers: Manuel Garza

Motion by Mr. Williams to close the public hearing. Second by Mr. Kraft. All in favor.

Mr. Oliver made a motion the Board amend the staffs' recommendation: "That all structures be repaired, all nuisance violations removed, and fences repaired by February 28, 2016, according to the city code of ordinances and a final inspection conducted. If all structures are not repaired, all nuisance violations not removed, and fences not repaired by February 28, 2016, according to the city code of ordinances and a final inspection conducted, civil penalties in the amount of \$50 per day begin on March 1, 2016, and continue until all structures are repaired, all nuisance violations are removed, and fences repaired and a final inspection conducted." Mr. Williams seconded this motion.

Discussion. 6 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

Rick Barker presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired by February 12, 2016, as noted on the December 1, 2014 inspection report. If the building is not repaired by February 12, 2016, as noted on the December 1, 2014 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property

beginning February 13, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by March 13, 2016, the City is authorized to demolish the property.”

Rick Barker presented testimony to the Board regarding the condition of the property and answered questions from the Board.

The Board viewed a site map and photographs of the property and the current condition.

Speakers: Philip Danaher; J. P. Patel

Motion by Mr. Blount to close the public hearing. Second by Mr. Williams. All in favor.

Mr. Oliver made a motion to amend staffs’ recommendation with the following changes: “That the building be demolished or repaired by February 12, 2016, as noted on the December 1, 2014 inspection report. If the building is not demolished or repaired by February 12, 2016, as noted on the December 1, 2014 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning February 13, 2016, and continue until demolished or all repairs have been made and a final inspection conducted. If repairs have not been made or the building demolished, and penalties have continued to accrue by March 13, 2016, the City is authorized to demolish the property.” Mr. Francis seconded this motion.

Discussion. 5 Ayes, 0 Nays, and 1 Abstentions. Motion Carried Unanimously.

1117 Richard (Doc 15-06)

Rick Barker presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs’ recommendation “That the building be repaired by February 12, 2016, as noted on the May 6, 2015 inspection report. If the building is not repaired by February 12, 2016, as noted on the May 6, 2015 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning February 13, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by March 13, 2016, the City is authorized to demolish the property.”

Rick Barker presented testimony to the Board regarding the condition of the property and answered questions from the Board.

The Board viewed a site map and photographs of the property and the current condition.

Speakers: J. P. Patel

Motion by Mr. Blount to close the public hearing. Second by Mr. Williams. All in favor.

Mr. Kraft made a motion to accept staff recommendations with a second by Mr. Williams: "That the building be repaired by February 12, 2016, as noted on the May 6, 2015 inspection report. If the building is not repaired by February 12, 2016, as noted on the May 6, 2015 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning February 13, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by March 13, 2016, the City is authorized to demolish the property."

Discussion. 6 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

314 N Yale (Doc# 15-07)

Oswaldo Rodriguez presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation: "That the building be repaired by February 12, 2016, as noted on the July 21, 2015 inspection report. If the building is not repaired by February 12, 2016, as noted on the July 21, 2015 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning February 13, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by March 13, 2016, the City is authorized to demolish the property."

Oswaldo Rodriguez presented testimony to the Board regarding the condition of the property and answered questions from the Board.

The Board viewed a site map and photographs of the property and the current condition.

Speakers: Fernando Cortez

Motion by Mr. Williams to close the public hearing. Second by Mr. Oliver. All in favor.

Mr. Kraft made a motion to amend staff's recommendations: "That the building be repaired by March 12, 2016, as noted on the July 21, 2015 inspection report. If the building is not repaired by March 12, 2016, as noted on the July 21, 2015 inspection report, civil penalties in the amount of \$100.00 per day be assessed against the property beginning March 13, 2016, and continue until all repairs have been made and a final inspection conducted. If repairs have not been made and penalties have continued to accrue by April 13, 2016, the City is authorized to demolish the property." Second by Mr. Williams.

Discussion. Motion Carried 6 Ayes, 0 Nays, and 0 Abstentions. Motion Carried Unanimously.

ADJOURNMENT:

With no further business or discussion to come before the Board the meeting adjourned at 8:51 P.M.
by Chairman David Perry.

City of Garland
Signed:

_____/dp
David Perry, Chairman

_____/sk
Steve Killen, Secretary to the Property Standards Board